

**THE PHILADELPHIA HOUSING AUTHORITY
MEETING OF THE BOARD OF COMMISSIONERS
2013 RIDGE AVE.
PHILADELPHIA, PA 19121
THURSDAY, JULY 20, 2023 at 3 p.m.
AGENDA**

- A. Call to Order** – Lynette Brown-Sow, Board Chair
- B. Remarks** – Kelvin A. Jeremiah, President & CEO
- C. Approval of the Minutes** of the Board Meeting held June 15, 2023 as distributed
- D. New Business**
 - 1. RESOLUTION AUTHORIZING CONTRACTS FOR VACANT PROPERTY SECURITY SERVICES WITH DGG RE INVESTMENTS, LLC, DBA GUARDIAN ASSET MANAGEMENT; AND DOOR AND WINDOW GUARD SYSTEMS, INC.**

Dave Walsh
 - 2. RESOLUTION AUTHORIZING CONTRACTS FOR ASPHALT PAVING, SPRAY INJECTION POTHOLE REPAIR, LINE STRIPING AND RELATED WORK WITH MAYFIELD SITE CONTRACTORS, INC.; CREATIVESCAPE, INC.; AND DMPAG, INC.**

Dave Walsh
 - 3. RESOLUTION AUTHORIZING CONTRACTS FOR BLACKNEY HAYES ARCHITECTS; CICADA ARCHITECTURE/PLANNING, INC.; WALLACE, ROBERTS AND TODD, LLC; BLT ARCHITECTS; WOODCOCK DESIGN, INC.; RONGOE ENGINEERING, LLC; OZ COLLABORATIVE, LLC; SABIR, RICHARDSON & WEISBERG ENGINEERS, PLLC; MOYA DESIGN PARTNERS; AND MDESIGNS & MWJ CONSULTING LLC FOR ARCHITECTURAL AND ENGINEERING (A&E) SERVICES**

Dave Walsh
 - 4. RESOLUTION AUTHORIZING APPROVAL OF SIX (6) PROJECT BASED VOUCHERS FOR PHILADELPHIA CHINATOWN DEVELOPMENT CORPORATION'S (PCDC's) WINTER STREET PROJECT**

Bret Holden
- E. Public Comment Period**

RESOLUTION NO. 1

RESOLUTION AUTHORIZING CONTRACTS FOR DGG RE INVESTMENTS, LLC, DBA GUARDIAN ASSET MANAGEMENT; AND DOOR AND WINDOW GUARD SYSTEMS, INC. FOR VACANT PROPERTY SECURITY SERVICES

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for vacant property security services and a Request for Proposal was developed for the selection of companies to address fulfilling this requirement, according to established procedures and all applicable laws regarding public contracts; and

WHEREAS, the Request for Proposal was posted on PHA's website, advertised via local publications and chambers of commerce, mailed to qualified entities on PHA's Outreach List, and distributed to those who responded to the invitation; and

WHEREAS, the proposals were reviewed and evaluated by an evaluation committee and the supporting documents were reviewed by the Contracting Officer; and

WHEREAS, based upon the consensus evaluation and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that contracts be awarded to DGG RE Investments, LLC dba Guardian Asset Management; and Door and Window Guard Systems, Inc.; and

WHEREAS, work is to be assigned to the two (2) awardees at the discretion of the Contracting Officer based on need, performance and other legitimate business factors, and may be altered within the terms of the contract at any time during the course of the contract at the discretion of the contracting officer; and

WHEREAS, it is recommended that the aggregate amount to be expended under the contracts shall not exceed two million five hundred thousand dollars (\$2,500,000.00) with a two-year base period and three (3) one-year option periods, as follows:

- 1) The not-to-exceed aggregate amount for the two-year base period is one million dollars (\$1,000,000.00);
- 2) The not-to-exceed aggregate amount for the first one-year option period is five hundred thousand dollars (\$500,000.00);
- 3) The not-to-exceed aggregate amount for the second one-year option period is five hundred thousand dollars (\$500,000.00); and
- 4) The not-to-exceed aggregate amount for the third one-year option period is five hundred thousand dollars (\$500,000.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute contracts with DGG RE Investments, LLC dba Guardian Asset Management; and Door and Window Guard Systems, Inc. for a total aggregate amount not to exceed two million five hundred thousand dollars (\$2,500,000.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contracts, including determining whether the options available under the contracts shall be exercised.

RESOLUTION NO. 2

RESOLUTION AUTHORIZING CONTRACTS FOR ASPHALT PAVING, SPRAY INJECTION POTHOLE REPAIR, LINE STRIPING AND RELATED WORK WITH MAYFIELD SITE CONTRACTORS, INC.; CREATIVESCAPE, INC.; AND DMPAG, INC.

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for asphalt paving services and a Request for Proposal was developed for the selection of companies to address fulfilling this requirement, according to established procedures and all applicable laws regarding public contracts; and

WHEREAS, the Request for Proposal was posted on PHA's website, advertised via local publications and chambers of commerce, mailed to qualified entities on PHA's Outreach List, and distributed to those who responded to the invitation; and

WHEREAS, the proposals were reviewed and evaluated by an evaluation committee and the supporting documents were reviewed by the Contracting Officer; and

WHEREAS, based upon the consensus evaluation and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that contracts be awarded to Mayfield Site Contractors, Inc.; Creativescape, Inc.; and DMPAG, Inc.; and

WHEREAS, work is to be assigned to each of the three (3) awardees at the discretion of the Contracting Officer based on need, performance and other legitimate business factors, and may be altered in accordance with the contract terms at any time during the course of the contract at the discretion of the Contracting Officer; and

WHEREAS, it is recommended that the aggregate amount to be expended under the three (3) contracts, combined, shall not exceed two million five hundred thousand dollars (\$2,500,000.00) with a two (2) year base period and three (3) one-year option periods, as follows:

- 1) The aggregate not-to-exceed amount for the two-year year base period is one million dollars (\$1,000,000.00); and
- 2) The aggregate not-to-exceed amount for each of the three (3) one-year option periods is five hundred thousand dollars (\$500,000.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute contracts with Mayfield Site Contractors, Inc.; Creativescape, Inc.; and DMPAG, Inc. for a total aggregate amount not to exceed two million five hundred thousand dollars (\$2,500,000.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contracts, including determining whether the options available under the contracts shall be exercised.

RESOLUTION NO. 3

RESOLUTION AUTHORIZING CONTRACTS FOR BLACKNEY HAYES ARCHITECTS; CICADA ARCHITECTURE/PLANNING, INC.; WALLACE, ROBERTS AND TODD, LLC; BLT ARCHITECTS; WOODCOCK DESIGN, INC.; RONGOE ENGINEERING, LLC; OZ COLLABORATIVE, LLC; SABIR, RICHARDSON & WEISBERG ENGINEERS, PLLC; MOYA DESIGN PARTNERS; AND MDESIGNS & MWJ CONSULTING LLC FOR ARCHITECTURAL AND ENGINEERING (A&E) SERVICES

WHEREAS, the Philadelphia Housing Authority (“PHA”) has identified a need for Architectural and Engineering (“A & E”) services and a Request for Proposal was developed for the selection of companies to address fulfilling this requirement, according to established procedures and all applicable laws regarding public contracts; and

WHEREAS, the Request for Proposal was posted on PHA's website, advertised via local publications and chambers of commerce, mailed to qualified entities on PHA's Outreach List, and distributed to those who responded to the invitation; and

WHEREAS, the proposals were reviewed and evaluated by an evaluation committee and the supporting documents were reviewed by the Contracting Officer; and

WHEREAS, based upon the consensus evaluation and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that contracts be awarded to the following ten (10) entities: Blackney Hayes Architects; Cicada Architecture/Planning, Inc.; Wallace, Roberts and Todd, LLC; BLT Architects; Woodcock Design Inc.; Rongoe Engineering, LLC; Oz Collaborative, LLC; Sabir, Richardson & Weisberg Engineers, PLLC; Moya Design Partners; and Mdesigns & MWJ Consulting LLC; and

WHEREAS, work is to be assigned to the ten (10) awardees at the discretion of the Contracting Officer based on need, performance and other legitimate business factors, and may be altered within the terms of the contract at any time during the course of the contract at the discretion of the contracting officer; and

WHEREAS, it is recommended that the aggregate amount to be expended under the contracts shall not exceed ten million dollars (\$10,000,000.00) with a two-year base period and three (1) one-year option periods, as follows:

- 1) The not-to-exceed aggregate amount for the two-year base period is four million dollars (\$4,000,000.00); and
- 2) The not-to-exceed aggregate amount for the each of the one-year option periods is two million dollars (\$2,000,000.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute contracts with Blackney Hayes Architects; Cicada Architecture/Planning, Inc.; Wallace, Roberts and Todd, LLC; BLT Architects; Woodcock Design Inc.; Rongoe Engineering, LLC; Oz Collaborative, LLC; Sabir, Richardson & Weisberg Engineers, PLLC; Moya Design Partners; and Mdesigns & MWJ Consulting LLC, for a total aggregate amount not to exceed ten million dollars (\$10,000,000.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contracts, including determining whether the options available under the contracts shall be exercised.

RESOLUTION NO. 4

RESOLUTION AUTHORIZING APPROVAL OF SIX (6) PROJECT BASED VOUCHERS FOR PHILADELPHIA CHINATOWN DEVELOPMENT CORPORATION'S (PCDC's) WINTER STREET PROJECT

WHEREAS, The Philadelphia Housing Authority ("PHA") operates a Project Based Voucher ("PBV") Program under which PHA provides project based housing choice vouchers and enters into Housing Assistance Payments ("HAP") contracts with agencies and property owners throughout Philadelphia to provide rental assistance to eligible low-income households; and

WHEREAS, property owners who are awarded PBVs may maintain a site-based waitlist, if approved by PHA, and refer eligible applicants to PHA for approval, with tenants in PHA's PBV program generally paying 30% of their monthly income towards rent and utilities and PHA paying the remainder of the rent directly to the owner; and

WHEREAS, PHA's PBV portfolio consists of two thousand six hundred twenty-two (2,622) units and PHA wishes to award six (6) project based vouchers for the Philadelphia Chinatown Development ("PCDC") Winter Street Development; and

WHEREAS, PHA's Administrative Plan allows PHA to select proposals from owners for project based vouchers when the owner was previously selected under a competitive process, which could include a community development or supportive services program that requires competitive selection of proposals, as long as the awards did not involve any consideration that the project would receive PBV assistance; and

WHEREAS, PCDC was awarded the following two qualifying grants through a competitive process: 1) \$203,492 from the Pennsylvania Department of Community and Economic Development, Local Share Account – Philadelphia, awarded in October 2021; and 2) \$600,000 from the Pennsylvania Housing Finance Agency, Community Revitalization Fund Program, awarded in April 2022; and

WHEREAS, on April 11, 2023, PCDC submitted a proposal to PHA under the -described housing in the Chinatown neighborhood for its vulnerable population and the requested project based vouchers from PHA will allow the development to maintain rents at an affordable range for local residents in the neighborhood, consistent with PHA's mission;

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to award six (6) project-based vouchers to Philadelphia Chinatown Development Corporation, as set forth above and subject to the availability of funds therefor, and take all necessary and appropriate actions related to the award of the vouchers.